

219 Northmount Drive NW Calgary, AB T2K 3G6

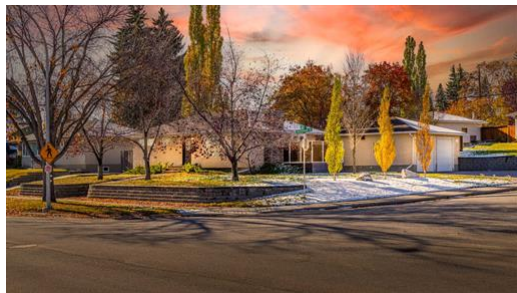
**Residential
Incomplete**

A2175523

DOM: 0 **LP:** \$659,000.00

CDOM: **OP:**

Banner: *Sprawling Renovated Bungalow on Rare Oversized Lot in NW Calgary – Your Dream Home Awaits!*



Class: Detached	City: Calgary
County: Calgary	Subdivision: Thorncliffe
Type: House	Ttl Beds: 3
Levels: One	F/H Bth: 2/0
Year Built: 1956	RMS SQFT: 1,001.00
LINC#: 0014478184	LP/SF: \$658.34
Arch Style: Bungalow	Suite: No
Possession: Negotiable, Other/See Remarks/Probate should be granted within 4-6 weeks	
Lot Dim:	Lot Size: 8363 SqFt
Front Length: 15.20M 49' 10"	Lot Depth: M'
Legal Desc: 6455GS;10;25	
Legal Pln: 6455GS Blk: 10 Lot: 25 Condo: No	

Zoning: R-CG	Tax Amt/Yr: \$3,097.00/2024
Title to Lnd: Fee Simple	Loc Imp Amt:
Disclosures: No Disclosure	Front Exp: E
Restrict: None Known	

Public Remarks: Open House Saturday & Sunday October 26 & 27 from 2-4pm... This stunning, fully renovated bungalow is a rare find. Set on an 8,360 sqft corner lot – one of the largest in the community – this home is not only spacious but zoned R-CG, giving you tons of future potential. And look at this landscaping! Professionally done with two retaining walls, a tiered backyard, and a huge deck that's perfect for entertaining. This outdoor space even comes with an underground sprinkler system, so it's low-maintenance and always looks its best. Now, if you're looking for a garage that's more than just a place to park, this property has you covered. We're talking about a double oversized garage that's heated, insulated, and even fitted with an electric car charger. You're all set for winter, your tools, your toys, or that weekend project. And this interlocking driveway adds that extra touch of style to your entrance. Stepping inside, you're greeted by a beautifully remodeled interior that feels both high end and homey. With nearly 1900 square feet of developed space, there's room to stretch out, relax, and enjoy every detail. High-end carpets and flooring guide you through an open, bright layout that's been thoughtfully designed. And this kitchen? It's a dream! High-end Miele appliances, custom cabinetry, and sleek finishes – perfect for anyone who loves to cook or entertain. Plus, the two bay windows and a cozy gas fireplace make this main floor ideal for gatherings or just unwinding at the end of the day. But wait, there's more – a fully developed basement that takes this home to the next level. There's a family room complete with a gas fireplace and built-ins, a wet bar, and even a steam shower in the bathroom for those spa-like relaxation moments. There's a sauna, instant hot water, a filtration system... this home has it all! And we can't forget the unbeatable location – close to schools, shopping, and playgrounds, this neighborhood has everything a family could want. It's an ideal blend of community feel with city convenience. So, if you're ready to make a move, don't wait! Homes like this don't stay on the market long. Reach out, let's get you inside, and see if this is the dream home you've been waiting for!

Directions:

Rooms & Measurements

Baths:	2P 0	3P 2	4P 0	5P 0	6P 0	Bed Abv: 3	Main: 93.00	Mtr2	1,001.00	SqFt
EnSt Bth:	0	0	0	0	0	Rms Abv: 8	Blw Grade: 81.57	Mtr2	878.00	SqFt
							Total AG: 93.00	Mtr2	1,001.00	SqFt

Property Information

Basement: Finished, Full	Laundry Ft: In Basement
Heating: Fireplace(s), Forced Air, Natural Gas	Cooling: Central Air
Construction: Stucco, Wood Frame	Fireplaces: 2/Gas
Foundation: Poured Concrete	Flooring: Carpet, Hardwood, Tile
Exterior Feat: Barbecue, BBQ gas line	Fencing: Fenced
Roof Type: Asphalt Shingle	Balcony: Deck
Reports: RMS Supplements	
Parking: Additional Parking, Double Garage Detached, Driveway, Heated Garage, In Garage Electric Vehicle Charging Station(s), Insulated, Oversized Total: 4	
Features: Built-in Features, Ceiling Fan(s), Kitchen Island, Open Floorplan, Sauna, Separate Entrance, Stone Counters	
Comm Feature: Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths	
Lot Features: Back Lane, Corner Lot, Fruit Trees/Shrub(s), Irregular Lot, Landscaped, Treed	
Goods Include: Refer to attached document	
Appliances: Dishwasher, Induction Cooktop, Microwave, Oven-Built-In, Refrigerator, See Remarks	
Other Equip: Call Listing Agent	
Goods Exclude: N/A	

Rooms Information

Type	Level	Dimensions	Type	Level	Dimensions
Kitchen	Main	11' 8" x 13' 6"	Dining	Main	10' 5" x 8' 0"
Living	Main	13' 5" x 20' 7"	Game	BSMT	21' 7" x 21' 10"
Media	BSMT	19' 1" x 15' 9"	Frn/Util	BSMT	4' 5" x 11' 2"
Other	Main	18' 6" x 34' 1"	Other	Main	9' 6" x 11' 5"
Primary Bed	Main	11' 5" x 9' 10"	Bedrm	Main	8' 0" x 11' 2"
Bedrm	Main	11' 5" x 7' 11"	3pc Bathroom	Main	7' 11" x 4' 10"
3pc Bathroom	BSMT	6' 3" x 12' 2"			

Agent & Office Information

List Agent: [Mike Abou Daher](#) team@mikeaboudaher.com

Phone: [403-809-9386](tel:403-809-9386)

List Firm: [Real Broker](#) **Phone:** [855-623-6900](#)
Firm Address: #700, 1816 CROWCHILD TRAIL NW, CALGARY, T2M3Y7 **Firm Fax:**
Appt: ShowingTime
Showing Contact: Mike Abou Daher 403-809-9386 **List Date:** 10/25/2024
Comm: 3.5% on the first 100k, 1.5% on the balance **Expiry Dt:** 02/24/2025
LB Type/Info: SentiLock/Front Door **With Dt:**
Owner Name: Nadirali Sorathia, Executor of the **Ownership:** Probate **Dower Rt:**
Estate of Wayne Thomas
Occupancy: Vacant **Exclusion:** No **SRR:** No
Member Rmks: All Offers or Questions please contact Mike Abou Daher at (403) 809-9386 or team@mikeaboudaher.com Leave offers open for 48hrs and make sure to refer to attached document for some additional terms. Probate should be granted within 4-6 weeks.

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